

176.0

0008

0007.0

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

62,400 /

62,400

62,400 /

62,400

62,400 /

62,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WARD DAVID/LAURA	
Owner 2:	
Owner 3:	

Street 1: 83 WILLIAMS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WARD DAVID/LAURA -

Owner 2: -

Street 1: 83 WILLIAMS ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This Parcel contains 5,794 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		5794		Sq. Ft.	Site		0	70.	0.15	6			Unbuild	-85					62,351							62,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	5794.000			62,400	62,400		118884
							GIS Ref
							GIS Ref
							Insp Date
							01/04/00

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 176.0-0008-0007.0			USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	132	FV		0	5,794.	62,400	62,400	62,400	Year End Roll	12/18/2019				
2019	132	FV		0	5,794.	61,500	61,500	61,500	Year End Roll	1/3/2019				
2018	132	FV		0	5,794.	47,200	47,200	47,200	Year End Roll	12/20/2017				
2017	132	FV		0	5,794.	44,500	44,500	44,500	Year End Roll	1/3/2017				
2016	132	FV		0	5,794.	41,000	41,000	41,000	Year End	1/4/2016				
2015	132	FV		0	5,794.	38,300	38,300	38,300	Year End Roll	12/11/2014				
2014	132	FV		0	5,794.	35,300	35,300	35,300	Year End Roll	12/16/2013				
2013	132	FV		0	5,794.	35,300	35,300	35,300		12/13/2012				

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
WARD DAVID/LAUR	51734-163		9/29/2008	Mult Lots		494,000	No	No					
	13012-376		7/8/1976			49,000	No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/4/2000									1/4/2000	Vacant Lot	243	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH											
Type:			Full Bath:	Rating:																
Sty Ht:			A Bath:	Rating:																
(Liv) Units:		Total:	3/4 Bath:	Rating:																
Foundation:			A 3QBth	Rating:																
Frame:			1/2 Bath:	Rating:																
Prime Wall:			A HBth:	Rating:																
Sec Wall:		%	OthrFix:	Rating:																
Roof Struct:			OTHER FEATURES			RESIDENTIAL GRID														
Roof Cover:			Kits:	Rating:		1st Res Grid	Desc:	# Units:												
Color:			A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O													
View / Desir:			Frl:	Rating:		Other														
GENERAL INFORMATION			WSFlue:	Rating:		Upper														
Grade:			CONDO INFORMATION			Lvl 2														
Year Blt:		Eff Yr Blt:	Location:			Lvl 1														
Alt LUC:			Total Units:			Lower														
Jurisdct:			Floor:			Totals	RMs:	BRs:	Baths:	HB										
Const Mod:			% Own:			REMODELING			RES BREAKDOWN											
Lump Sum Adj:			Name:			Exterior:	No Unit	RMS	BRS	FL										
INTERIOR INFORMATION			DEPRECIATION		Interior:															
Avg Ht/FL:			Phys Cond:	0.0	%	Additions:														
Prim Int Wall			Functional:		%	Kitchen:														
Sec Int Wall:		%	Economic:		%	Baths:														
Partition:			Special:		%	Plumbing:														
Prim Floors:			Override:		%	Electric:														
Sec Floors:		%	Total:	0	%	Heating:														
Bsmt Flr:			CALC SUMMARY			General:														
Subfloor:			Basic \$ / SQ:			COMPARABLE SALES														
Bsmt Gar:			Size Adj:	1.00000000		Rate	Parcel ID	Typ	Date	Sale Price										
Electric:			Const Adj:	16.00000000																
Insulation:			Adj \$ / SQ:																	
Int vs Ext:			Other Features:	0																
Heat Fuel:			Grade Factor:																	
Heat Type:			NBHD Inf:	1.00000000																
# Heat Sys:			NBHD Mod:																	
% Heated:			LUC Factor:	1.00																
Solar HW:			Adj Total:	0																
% Com Wall			Depreciation:	0			Juris. Factor:		Before Depr:	0.00										
			Deprecated Total:	0			Special Features:	0	Val/Su Net:											
							Final Total:	0	Val/Su SzAd:											
MOBILE HOME			Make:			Model:			Serial #:	Year:		Color:								
SPEC FEATURES/YARD ITEMS																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:			Total Special Features:					Total:											